

Overview

The purpose of this project is to prepare a Central City Residential Infill Ordinance to encourage development on downtown lots and develop a Central City Conservation Overlay Zone with the purpose of preserving Farmington's rural village feel and distinctive characteristics.

2000 Planning Grant Summary

Grant Amount: \$15,000
Matching Dollars: \$7,500 (\$7,500 in-kind)
Match: \$15,000
Project Cost: \$30,000

Farmington City Conservation-Infill Plan

Local Responsibility

Farmington City hired a consultant to complete community design workshops and formulate draft design guidelines and development standards. A Farmington Vision meeting was held to introduce and discuss past residential patterns, present land uses and future housing trends. About 85 people were in attendance.

State Leadership

The Quality Growth Commission awarded Farmington City with a grant in the amount of \$15,000.

Economic Development

The purpose of the Heritage Neighborhood Overlay Zone is to conserve, protect and improve the beauty and heritage of the City of Farmington through conservation and maintenance of neighborhoods, which constitute or reflect distinctive features of the architectural, cultural or social history of the City. As a result, this will assist in promoting and marketing the City of Farmington as a more desirable and attractive place to live and work.

Infrastructure Development

This was not a component of this project.

Housing Opportunity

The Heritage Neighborhood plan is intended to foster the retention of existing residential structures and encourage additions to these properties, as well as new residential developments. This plan will also ensure that any new developments will be compatible with the purpose of the guidelines and procedures of the Heritage Neighborhood.

Conservation Ethic

This was not a component of this project.

"The new Original Town site Residential Zone (OTR) for the first time provides design guidelines to ensure new homes and additions and/or alterations are compatible with existing neighborhoods. All new construction and development is being judged or guided by the new standards."

David Peterson-Community Development Director

Implementation

The plan has been implemented. The citizens, through a very extensive public process, help the City create a new zone called the Original Town site Residential Zone (OTR). Then the City rezoned almost the entire central Farmington area (48 blocks) to OTR. Presently, the OTR housing stock consists of significant numbers of dwellings and dwelling styles representing each decade dating back to the 1850's.

Promoting Intelligent Growth

The new OTR zone for the first time provides design guidelines to ensure new homes and additions and/or alterations are compatible with existing neighborhoods. For example, all new homes must have a front one story element such as a front porch. Garages should be detached to the rear yard or significantly recessed behind the front of the home. Garages encroaching into the front yard area are prohibited. Furthermore, special exceptions may be obtained for narrower lot widths to accommodate responsible infill development. New standards for front yard fences were also adopted.

Accomplishments

See the answer to question 2.

Benefits

The OTR was established and all new construction and development is being judged or guided by the new standards. It has brought the community together. It is really amazing that so many people over such a large area could agree to such a significant change.